



MED PRIORITIES

Midlothian Economic Development (MED) operates under the Development Corporation Act, as outlined in the Texas Local Government Code Chapters 501, 502, and 504 (the Act). MED is governed by a Board of Directors that oversee the corporation's operations, promotional efforts, and project selection. All MED programs and programs and expenditures must be approved by the Midlothian City Council.

The priorities listed in this document were drawn from the [MED Five-Year Focus on Projects](#) strategic plan, as well as insights gathered from board workshops and ongoing market study. These priorities serve as a guide for both the MED Board and City Council when considering how to invest MED funds in future projects.

We welcome proposals from companies, property owners, developers, and government entities whose projects align with MED priorities. Funding decisions are made on a case-by-case basis and are formalized in a performance agreement. Each proposal is carefully evaluated for its community benefit. To begin the process, interested applicants should submit a project concept plan along with financial information for MED's review.

PRIORITY 1 – PRIMARY JOBS (*\$5 million each year*)

The MED desires to attract companies that export products or services ("Primary Jobs") because these companies generate new money into our local economy. The MED seeks long-term corporate partners that offer high skilled and professional positions that pay above the county average wage, have a low impact on our community infrastructure, promote technology, and seek quality facilities that benefit their company and Midlothian.

Under Section 501.101 of the Act, the MED will provide funding for land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements that provide direct benefit to the Primary Job employer and community. Additionally, the MED will work with the development community to ensure that Midlothian has available facilities and development ready sites for perspective Primary Job employers.

PRIORITY 2 – CAREER CENTER (*25% of remaining reserves; \$7.45 million/5-years*)

The MED seeks to establish a local career center that will offer health, trade, and technical education programming for Midlothian's adult learners. The center should leverage and partner with Midlothian Independent School District and seek to create immediate opportunities for graduating seniors. The facility should be equipped to provide the training resources for both the needs of our local industry and future careers.

The MED will provide funding for land, buildings, equipment, facilities, equipment, and infrastructure improvements for a career center in accordance with Section 501.105 of the Act. Special consideration will be given for those occupations and industries that pay above the Ellis County average wage.

PRIORITY 3 – DOWNTOWN (\$8 million/5-years)

The MED, in partnership with the city, seeks to revive downtown helping it to create a stronger community identity, vibrancy, opportunity for employment, and community interaction.

Under Section 501.103 of the Act, the MED will provide funding for infrastructure improvements associated with the seven catalyst projects outlined in the [Downtown Plan](#) which include: (1) A new town square, (2) refining 8th street from Main Street to Avenue D, (3) Avenue F as a new “green street” spine, (4) Main Street as an asset, (5) adaptive reuse to activate 7th street, (6) carry back-alley plaza northward, and (7) activate rail yard.

PRIORITY 4 – AIRPORT (\$4 million/5-years)

The MED seeks to establish Midway Regional Airport as the preferred business aviation airport for our region and to become an economic development asset that provides direct benefits to the City of Midlothian and Waxahachie. Aviation uses such as maintenance-repair and overhaul, fixed-base operators, low volume air cargo, training facilities, and similar uses should be pursued because of their alignment with the airport’s development constraints and the land uses adjacent to the airport.

Under Sections 501.101 and 501.103 of the Act, the MED will provide funding to attract aviation users that create Primary Jobs and for qualified infrastructure improvements that grow business activity at the airport. Deliberate effort should be taken to acquire land for airport expansion. Federal and state transportation funds should be leveraged whenever possible.

PRIORITY 5 – DESTINATION DEVELOPMENT (\$3 million/5-years)

The MED seeks the development of restaurants, entertainment, and other activity uses that create unique opportunities for our residents to enjoy and reinforce Midlothian’s local character. These destinations should demonstrate quality building finishes and landscaping while also providing a positive financial return for the community.

The MED will provide funding for qualified public and private infrastructure improvements in accordance with Section 501.103 of the Act. Special consideration should be made for viable projects that align with the other five priorities.

PRIORITY 6 – OFFICE (\$1.5 million/5-years)

The MED seeks the long-term diversification of our economic base and envisions a robust market driven, multi-story, low rise office market along the Highway 287 corridor. The office space should be tailored to attract headquarters, professional office, technology, and medical office users.

The MED will provide land, buildings, equipment, facilities, and infrastructure improvements in accordance with Sections 501.101 and 501.103 of the Act. Initial efforts should be made to secure landholdings for future office development. Long-term, the MED should leverage the development community to build multi-story, class A office space along the Highway 287 corridor.